



January 2013

COUNTY OF KENOSHA

Department of Planning and Development



RECEIVED

MAY 11 2021

Kenosha County
Planning and Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- ☒ Certified Survey Map
- ☐ Subdivision Preliminary Plat
- ☐ Subdivision Final Plat
- ☐ Condominium Plat

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: Robert & Kay Drissel Revocable Trust Date 03/25/2021

Mailing Address: 15941 Durand Ave #37D Phone # 262-770-9092

_____ Phone # _____

Tax Parcel Number(s): 30-4-220-011-0204

_____ Acreage of Project: Appx. 5 acres

Location of Property (including legal description):

See attached draft certified survey map document...

Subdivision/Development Name (if applicable): Not applicable

Existing Zoning: A-1 Proposed Zoning: A-1 & R-1

Town Land Use Plan District Designation(s) (if applicable):

Present "Farmland Protection"

Proposed "Farmland Protection" and "Rural-Density Residential"

Present Use(s) of Property: Vacant farmland.

Proposed Use(s) of Property: To subdivide off one appx. 5+ acre parcel for construction of new home.

The subdivision abuts or adjoins a state trunk highway..... Yes () No (✓)

The subdivision will be served by public sewer Yes () No (✓)

The subdivision abuts a county trunk highway Yes () No (✓)

The subdivision contains shoreland/floodplain areas Yes () No (✓)

The subdivision lies within the extra-territorial plat (ETP) authority
area of a nearby Village or City Yes () No (✓)

*Applicant is responsible for submitting to the ETP authority any fees and documentation
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

✓ Robert J Daniel

3/25/21

Property Owner's Signature

Date

✓ Kay Daniel

3/25/21

Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

John Myers Diana Myers

3/25/21

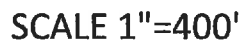
Applicant's Signature

Date

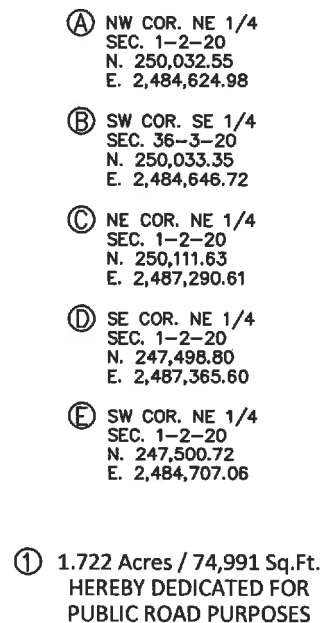
Developer's Signature

Date

**PART OF THE NORTHWEST 1/4 AND PART OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1,
TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON,
COUNTY OF KENOSHA, STATE OF WISCONSIN.**



RECORDING DATA



SEE PAGE 2 FOR NOTES,
LEGEND AND LOCATION MAP



1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbcsc.net

This Instrument was drafted by Mark R. Madsen May 05, 2021

2021.0097.01 CSM.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the Robert and Kay Drissel Revocable Trust, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: Part of the Northwest 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 2 North, Range 20 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning at the Northwest corner of the Northeast 1/4 of said Section 1; run thence N87°53'38"E, 21.76 feet along the North line of the Northeast 1/4 of said Section 1 to the Southwest corner of the Southeast 1/4 of Section 36, Township 3 North, Range 20 East; thence N88°18'15"E, 1311.66 feet along the North line of the Northeast 1/4 of said Section 1 to the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 1; thence S01°44'55"E, 2573.64 feet along the East line of the West 1/2 of the Northeast 1/4 of said Section 1 to the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 1; thence N89°57'31"W, 845.29 feet along the South line of the Northeast 1/4 of said Section 1 to the Southeast corner of Certified Survey Map No. 106 (C.S.M. No. 106), a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on August 22, 1973 as Document No. 564540; thence N01°51'25"W, 270.00 feet parallel with the West line of the Northeast 1/4 of said Section 1 and along the East line of said C.S.M. No. 106 to the Northeast corner of said C.S.M. No. 106; thence S89°57'31"E, 115.47 feet parallel with the South line of the Northeast 1/4 of said Section 1; thence N01°51'25"W, 394.86 feet parallel with the West line of the Northeast 1/4 of said Section 1; thence N88°08'35"E, 140.86 feet perpendicular to the West line of the Northeast 1/4 of said Section 1; thence thence N01°51'25"W, 916.19 feet parallel with the West line of the Northeast 1/4 of said Section 1; thence S88°08'35"W, 740.00 feet perpendicular to the West line of the Northeast 1/4 of said Section 1 to a point on the West line of the Northeast 1/4 of said Section 1; thence N01°51'25"W, 972.01 feet along the West line of the Northeast 1/4 of said Section 1 to the Northwest corner of the Northeast 1/4 of said Section 1 and the point of beginning of this description. Said land being in the Town of Brighton, County of Kenosha and State of Wisconsin. Containing 2,359,523 square feet or 54.168 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the land division ordinances for Kenosha County and the Code of General Ordinances for the Town of Brighton;

May 05, 2021

Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262) 634-5588



NOTES:

CURRENT ZONING OF PARCELS IS A-1.

OWNER/SUBDIVIDER: ROBERT AND KAY DRISSEL
REVOCABLE TRUST, 15941 DURAND AVENUE
#37D, UNION GROVE, WISCONSIN 53182.

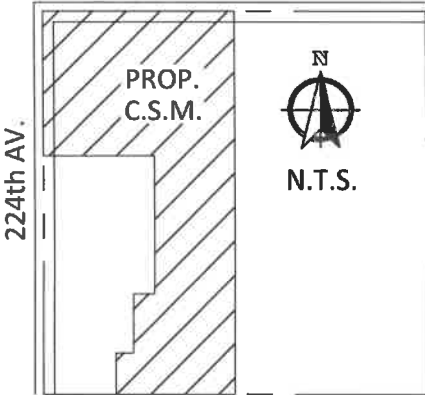
BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983/2011. THE NORTH LINE OF THE
NORTHEAST 1/4 OF SECTION 1-2-20 IS ASSUMED
TO BEAR N 88°18'15" E.

LEGEND:

- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. 18" IN LENGTH SET
- CONCRETE MONUMENT WITH BRASS CAP FOUND
- ⊙ CAST IRON MONUMENT WITH BRASS CAP FOUND

LOCATION MAP

1st ST. - COUNTY LINE RD.



NE 1/4 SEC. 1-2-20



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Mark R. Madsen May 05, 2021

2021.0097.01 CSM.DWG
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

OWNERS' CERTIFICATE

The Robert and Kay Drissel Revocable Trust, as Owner, hereby certifies that it has caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. The Robert and Kay Drissel Revocable Trust also further certifies that this Certified Survey Map is required to be submitted to the the following for approval: the Town Board of the Town of Bristol and the Kenosha County Planning, Development and Extension Education Committee.

IN WITNESS WHEREOF the said Robert and Kay Drissel Revocable Trust has caused these presents to be signed by _____, Trustee, at _____ Wisconsin on this _____ day of _____ 2021.

_____, Trustee
Robert and Kay Drissel Revocable Trust
15941 Durand Avenue #37D
Union Grove, Wisconsin 53182

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2021, _____, Trustee of the above-named Robert and Kay Drissel Revocable Trust, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing as such trustee, by its authority.

Notary Public, _____
My commission expires: _____

TOWN CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2021.

Susan Crane, Chairwoman

Attest: _____
Linda Perona, Clerk - Treasurer

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

This certified survey map was hereby approved by Kenosha County Planning, Development & Extension Education Committee on this _____ day of _____, 2021.

Daniel Gaschke, Chair



Nielsen Madsen + Barber

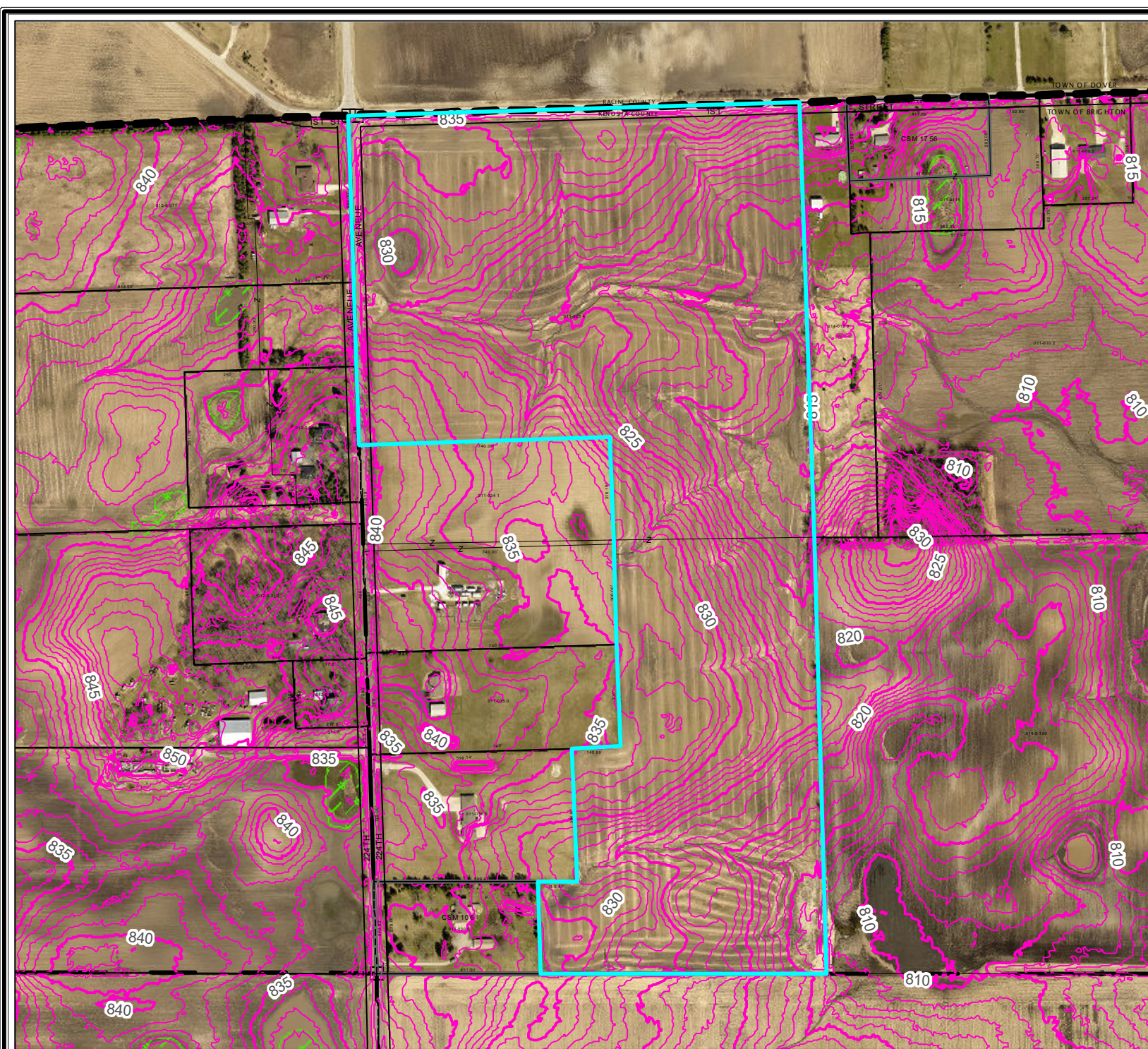
CIVIL ENGINEERS AND LAND SURVEYORS

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This Instrument was drafted by Mark R. Madsen May 05, 2021



2021.0097.01 CSM.DWG
SHEET 3 OF 3 SHEETS



Kenosha County



CURRENT LOT LAYOUT W/ 1-FOOT CONTOURS

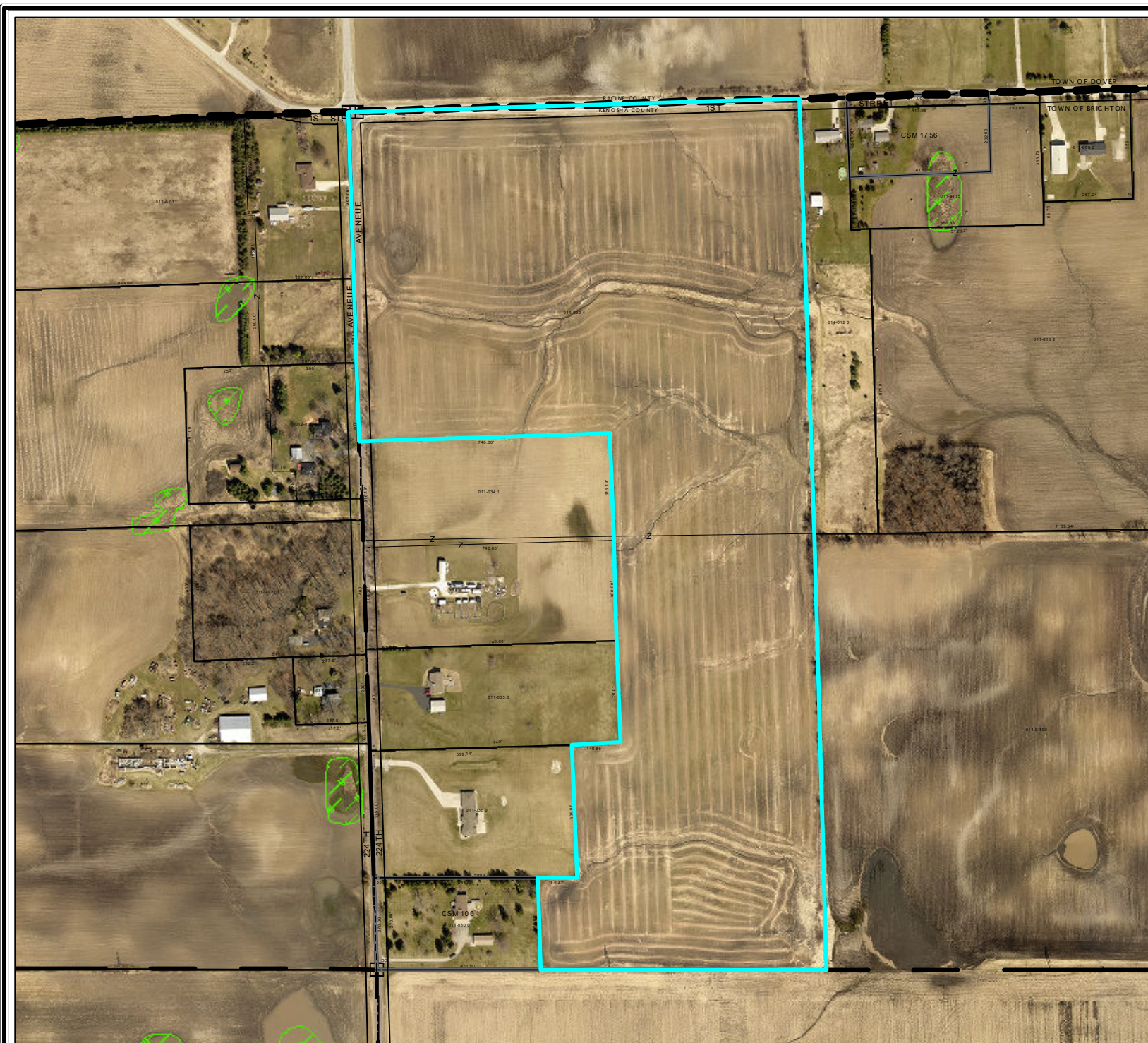


1 inch = 400 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

04-02-2020 Oblique Air Photo (Looking East)





Kenosha County

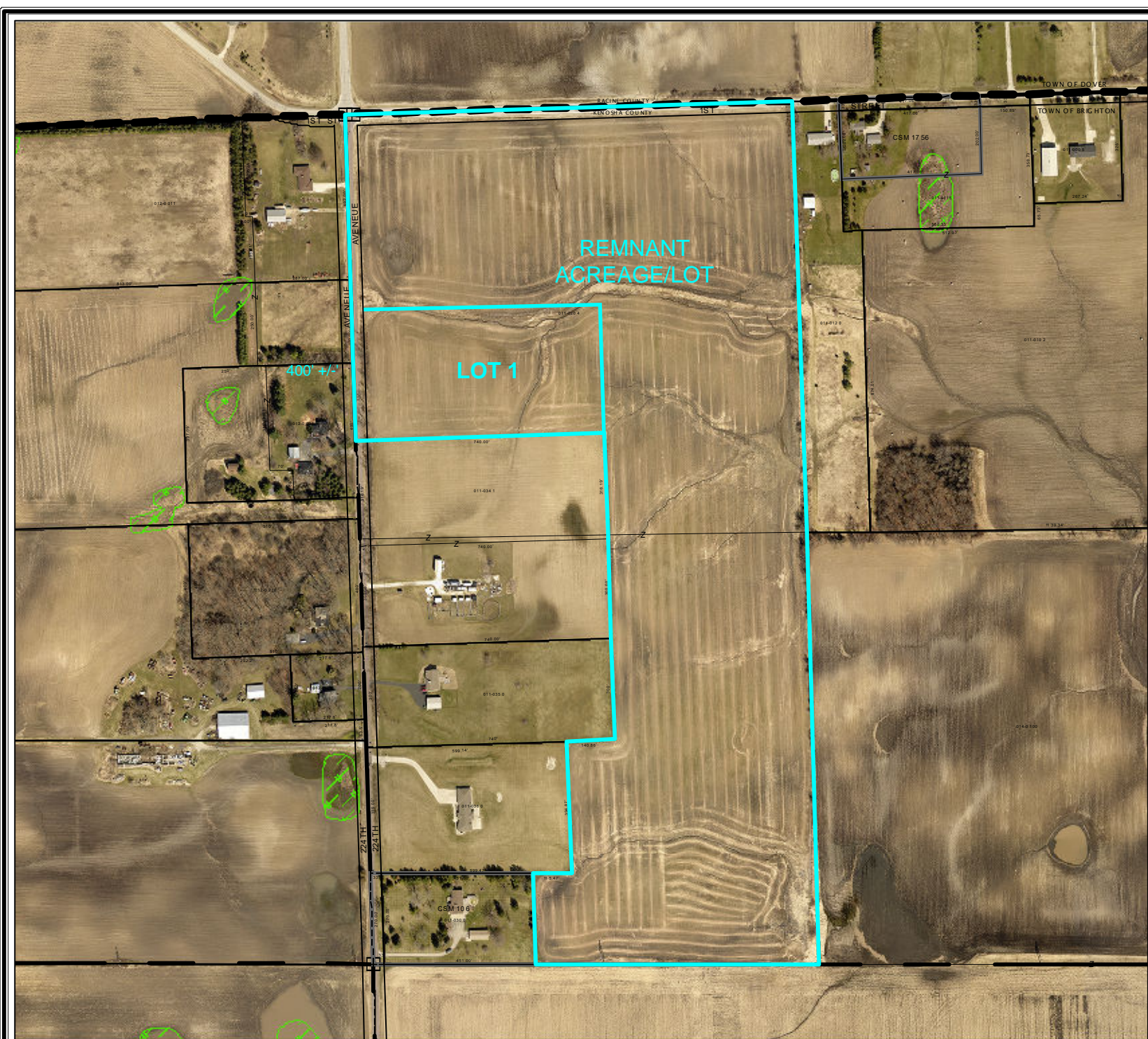


CURRENT LOT LAYOUT



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Kenosha County



APPX. PROPOSED
LOT LAYOUT



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COUNTY OF KENOSHA

Division of Health Services

19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772
Telephone: (262) 857-1910
Facsimile: (262) 857-1920

Page 1 of 2

APPLICATION FOR SOIL TEST REVIEW **FOR PROPOSED CERTIFIED SURVEY MAPS AND SUBDIVISIONS** **TO BE SERVED BY PRIVATE ON-SITE WASTEWATER TREATMENT** **SYSTEMS**

Pursuant to Chapter 15 of the Kenosha County Municipal Code all lots and parcels of land being subdivided in the manner of Certified Survey Maps and Subdivision Plats shall have soil and site evaluations conducted to determine soil suitability for each proposed parcel. Submittal of soil information shall be done at the time of or prior to applying for review of the proposed land divisions by the Kenosha County Division of Health Services. Please complete the applicant information below and include the required review fees. All checks shall be made payable to "Kenosha County."

Owner: _____ Agent: _____

Address: _____ Address: _____

Telephone: _____ Telephone: _____

Parcel Number of Property Being Divided: _____

Proposed Project _____

1. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less) _____.
2. Review Fee = Number from above x \$75 _____.
3. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems? Yes _____ No _____.
4. Are these systems older than July 1, 1980? Yes _____ No _____.
5. If you answered **yes** to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
6. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.

7. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat.
8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

FOR OFFICE USE ONLY

Soil and Site Evaluations received on _____

Proposed land divisions will be scheduled for hearing with the Planning, Development & Extension Education Committee on _____

Comments _____

Soil and Site Evaluations have been reviewed and are compliant with Chapter 15.07 and SPS 385

County Sanitarian _____ Date _____

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

Property Owner ROBERT & KAY DRISSEL REVOCABLE TRUST		Property Location Govt. Lot NW 1/4 NE 1/4 S 1 T 2 NR 20 (or) W	
Property Owner's Mailing Address 15941 DURAND AVE #31D		Lot #	Block #
City UNION GROVE		Subd. Name or CSM#	
State WI	Zip Code 53182	City	Village
Phone Number ()		Town BRIGHTON	Nearest Road 1ST STREET & 224TH AVE.

☒ New Construction Use: ☒ Residential/Number of bedrooms **4** Code derived design flow rate **600** GPD
☐ Replacement ☐ Public or commercial - Describe:

Parent material **SILT MANTLE OVER CLAYEY TILL**Flood Plan elevation if applicable **NONE**

General comments and recommendations: **BENCHMARK - 100.0' - THE SOUTHWEST CORNER STAKE OF THIS PROPERTY - 1/2 INCH SOLID REBAR WITH A YELLOW PLASTIC CAP TERMINATING APPROXIMATELY 5 INCHES ABOVE GRADE. MEASURED ON THE TOP OF THE CAP. SITE SELECTED BY THE OWNER/BUYER IS LOW IN THE LANDSCAPE AND THEREFORE REFLECTS THE LIMITING FACTOR. A "TEST" HOLE WAS DUG 75± FT. UPSLOPE OF THIS SITE AND SOIL CONDITIONS WERE NOTICEABLY BETTER. THE SITE CURRENTLY TESTED WILL REQUIRE 26 INCHES OF MOUND SAND. NO WELLS ON THIS PARCEL**

1 Boring # **W** ☐ Boring ☒ Pit Ground surface elev. **87.53'** Depth to limiting factor **16"**

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
AP	0-12	10YR 3/2	-	SICL	3CABK	MFR	AS	1F	0.4	0.6
2B1t	12-16	10YR 4/4	-	CL	2FSBK	MFR	CW	1F	0.4	0.6
2B3t	16-31	10YR 5/4	M2F 10YR 5/6	SICL	2FSBK	MFR	GW	-	0.4	0.6
2C	31-39	10YR 5/3	C1D 10YR 5/6	SICL	2FSBK	MVFR	-	-	0.4	0.6
			F2D 10YR 4/1							

2 Boring # **E** ☐ Boring ☒ Pit Ground surface elev. **87.53'** Depth to limiting factor **13"**
H₂O @ 46"

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
AP	0-9	10YR 3/2	-	SICL	3CABK	MFR	AS	2VF	0.4	0.6
2B1t	9-13	10YR 4/4	-	CL	2FSBK	MFR	CW	1VF	0.4	0.6
2B3t	13-23	10YR 4/3	C1D 10YR 5/6	SICL	2MSBK	MVFR	GW	1VF	0.4	0.6
2C	23-48	10YR 5/4	M3F 10YR 5/6	SICL	2MSBK	MVFR	-	-	0.4	0.6
			M3P 10YR 4/2	-						

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) MARCUS J. MEYER	Signature <i>Marcus J. Meyer</i>	CST Number 224643
Address 4221 54TH AVENUE, KENOSHA, WI 53144		Phone # 262-705-1124
Date 04/07/2021		

3

Boring #

5

☐ Boring
☒ Pit
Ground surface elev. 89.04'Depth to limiting factor 10"

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2
AP	0-6	10 YR 3/3	-	CL	3C ABK	MFI	AS	IF	0.4	0.6
2B.t	6-10	10 YR 4/4	-	CL	2C ABK	MFR	CS	IF	0.4	0.6
2Bst	10-22	10 YR 5/4	F2F 10 YR 5/6	SICL	2M SBK	MFR	CW	-	0.4	0.6
2C	22-32 ⁺	10 YR 6/3	M3D 10 YR 6/6	SICL	2F SBK	MFR	-	-	0.4	0.6
			M3D 10 YR 4/1	-						

Boring #

☐ Boring
☐ Pit

Ground surface elev. _____

Depth to limiting factor _____

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2

Boring #

☐ Boring
☐ Pit

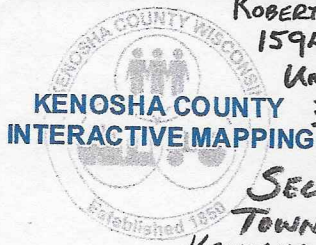
Ground surface elev. _____

Depth to limiting factor _____

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L



ROBERT & KAY DRISSEL REVOC. TRST
15941 DURAND AVE. # 31D
UNION GROVE, WI 53182
30-4-220-011-0204
NW 1/4 OF THE NE 1/4 OF
SECTION 1, T. 2 N., R. 20 E.
TOWN OF BRIGHTON,
KENOSHA COUNTY, WISCONSIN

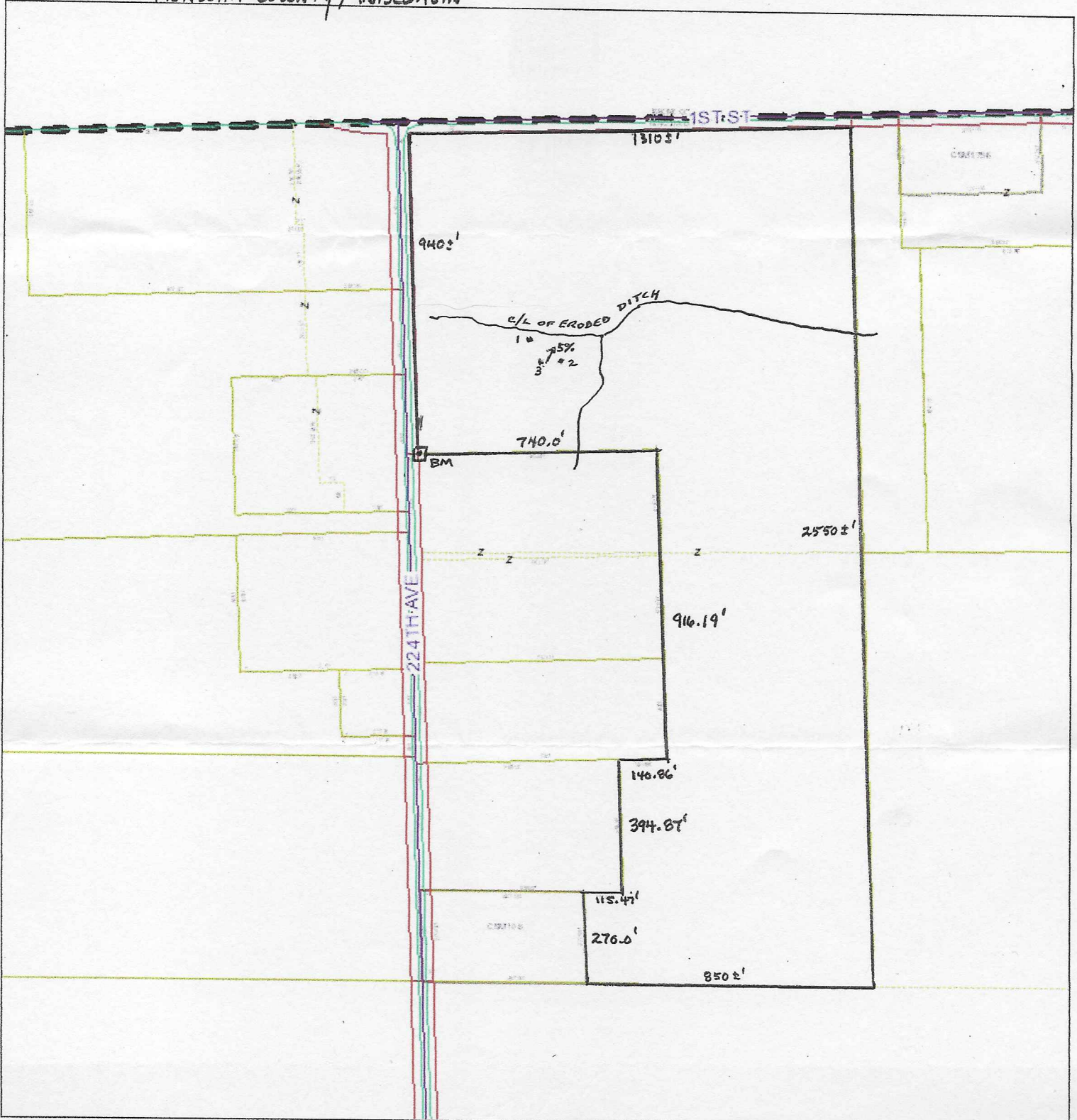
LEGEND

- - SOIL PITS - BACKHOE DUG
- - BENCHMARK - 100.0' - SEE PL. 1 OF 4
- NO WELLS ON THIS PARCEL

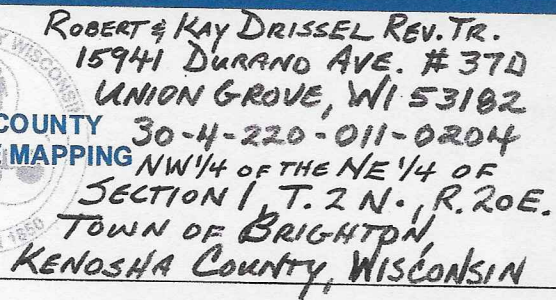
PAGE 3 OF 4



1 inch = 400 feet
Date Printed: 4/9/2021



DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

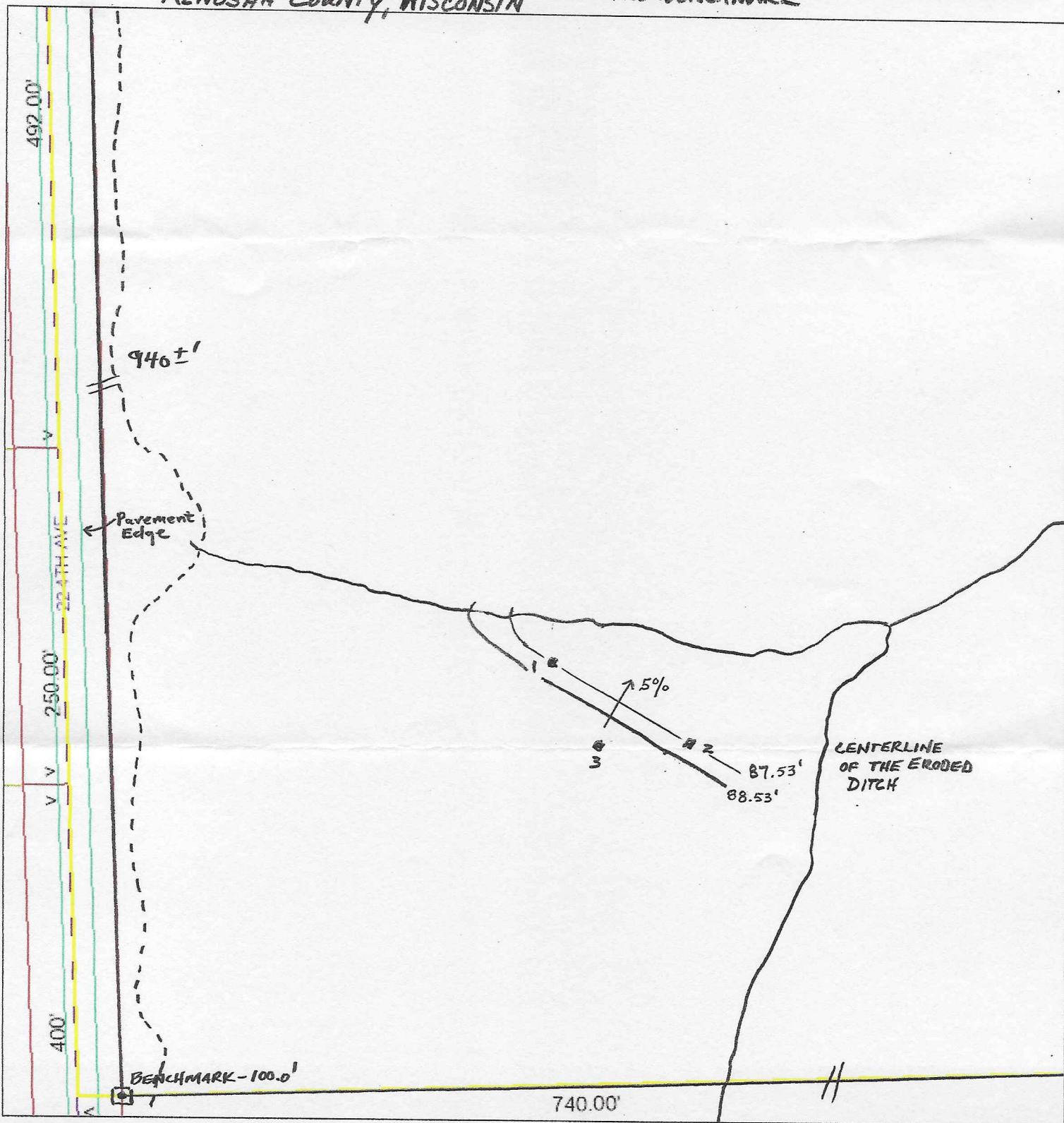


PAGE 4 of 4

- EDGE OF TILLED FIELD
NO WELLS ON THIS PARCEL
CONTOURS ARE REF. TO
THE BENCHMARK



1 inch = 100 feet
Date Printed: 4/9/2021



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